
ARTICLE X
ZONES

SECTION 10.0 A-1 (AGRICULTURAL ONE) ZONE

A. PERMITTED USES

1. Agricultural uses
2. Single-family residential dwellings (detached)
3. Sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway
4. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises
5. Stables and riding academies
6. Commercial uses existing at the time of adoption of this ordinance (subject to the requirements of Section 10.1)

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls
3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
4. Signs, as regulated by Article XII

C. CONDITIONAL USES: The following uses or any customary accessory buildings or uses subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 15.6 of this ordinance:

1. Automobile junk yards, as provided for in Section 9.9 of this ordinance, provided all such storage is entirely within an enclosed fence or wall, or properly screened according to the requirements of Section 9.17
2. Cemeteries
3. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
4. Contractors' offices and storage of machinery and equipment only provided all such storage is entirely within an enclosed fence or wall, or properly screened according to the requirements of Section 9.17
5. Fire and police stations, providing they are located adjacent to an arterial street

6. Funeral homes, provided they are located adjacent to an arterial street
7. Governmental offices
8. Nursery schools
9. Public and parochial schools
10. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
11. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Country clubs
 - b. Fishing lakes
 - c. Golf courses
 - d. Gun clubs and ranges
 - e. Swimming pools
 - f. Tennis courts/clubs
12. Veterinarians' offices for large and small animals, including outside runs

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES

1. Minimum lot area - One (1) acre
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front yard depth - Forty (40) feet
4. Minimum side yard width - Total: Thirty-eight (38) feet; One side: Twelve (12) feet
5. Minimum rear yard depth - Twenty-five (25) feet
6. Maximum building height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking shall be provided in accordance with Article XI.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.